



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, January 16<sup>th</sup>, 2020  
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Simpson opened the meeting at 5:02 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

**MEMBERS PRESENT:** Kenneth Simpson, Chairman; Miguel Diaz, Vice Chairman; William Gervens; Stephen Martinique; Joseph Metzler; Nakima Redmon; Steven Edmond, Alternate; Jonathan Pera, County Engineer; Freeholder Terry Duffy.

**OTHERS PRESENT:** John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Planning Director; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner.

**MINUTES:** A motion to adopt the minutes of the January 2<sup>nd</sup>, 2020 meeting was made by Commissioner Martinique and seconded by Commissioner Gervens. The motion passed unanimously, with Commissioner Redmon abstaining.

**PLANNING DIRECTOR'S REPORT:** Planning Director Lysicatos reported on the following initiatives:

- A Local Safety Applicant was submitted for the Lakeview Avenue Project which concerns the portion of Lakeview Avenue corridor in Paterson characterized by a boulevard between Crooks Avenue and the Market Street Circle. This particular portion will go from four lanes to two lanes and feature a bike lane as well as green infrastructure. This green infrastructure is anticipated to mitigate the two year storm drainage for the entire length of the road. This project also includes reconstruction of the traffic circle at the northern end of the corridor, which will be reconstructed as a modern roundabout. A grant for \$6.2 million was submitted for construction, along with an additional \$1 million for inspection. The cost to benefit ratio has been established at 5 to 1.
- The Morris Canal Greenway Phase 4 is progressing on water company right of way from Wayne to Little Falls. Most of the survey work has been completed, and design is expected to progress in springtime.
- Senior Planner Miranda continues to work on updates to Site Plan and Subdivision resolutions and procedures, with interim products to be completed in the coming weeks for review by the board and appropriate departments such as Road and Engineering.

**PUBLIC PORTION:** Commissioner Martinique made a motion to open the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Commissioner Metzler made a motion to close the public portion that was seconded by Commissioner Martinique. The motion passed unanimously.

## **DEVELOPMENT REVIEW**

### **SP-19-056 – 80/46 Logistics Center – 1150 McBride Avenue, Woodland Park**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a four-story logistics distribution center with office space. The building will have 205,350 sq. ft. of ground-floor distribution center space, 19,190 sq. ft. of office space, and 2,360 sq. ft. of retail space. The proposed parking lot will contain 229 standard parking spaces and 37 trailer spaces. All existing structures on the site are to be demolished. The site has frontage along both McBride and Lackawanna Avenues. The applicant will utilize two existing driveways along McBride Avenue. The applicant has proposed to maintain an existing driveway along the Lackawanna Avenue frontage. There are two existing “paper” streets, Linden Avenue and River Boulevard, running through the property.

To accommodate the Lackawanna Avenue driveway, River Boulevard and a portion of Linden Avenue are to be vacated. The applicant has submitted a traffic study, which recommends allocating two seconds of “green” signal time from McBride to Lackawanna. The applicant has proposed to maintain the existing sidewalk and curbing along the frontage, but has proposed to install concrete pavers to cover the planting strip between the sidewalk and curb. The applicant has proposed to provide curb ramps at all site driveways. The site is sloped away from both McBride and Lackawanna Avenues. Roof drains and inlets on the site will drain into the adjacent Peckman and Passaic Rivers at the rear of the site. No connection or flow to any County roadways is proposed. The applicant has proposed to remove the existing trees along McBride Avenue. They are to be replaced with new trees on the applicant’s side of the right-of-way line.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit signed and sealed copies of the referenced survey prepared by MidAtlantic Engineering Partners dated October 17<sup>th</sup>, 2019. The right-of-way width of Lackawanna Avenue must be noted along the frontage of the site. If the width varies, all variations must be noted in the correct location. The applicant must provide copy of the necessary documentation for the proposed vacation of Linden Avenue and River Boulevard. The applicant must provide new curbing, per County detail, and sidewalk along the site’s entire frontages on McBride and Lackawanna Avenues. The applicant must provide raised driveway aprons, per County detail, at all site driveways. The applicant must provide double yellow centerlines, 25 feet in length, at all site driveways. All striping must be noted as thermoplastic. The applicant must verify that the black dots shown along the property’s frontage indicate proposed trash receptacles. The easternmost proposed “bench and trash receptacle area” must be relocated to be entirely outside of the County right-of-way. The applicant must provide confirmation that they bear responsibility for all proposed street furniture. The proposed streetscaping must be in accordance with any applicable municipal streetscaping plans. The Lackawanna Avenue driveway must be re-designed to intersect with Lackawanna at a 90 degree angle. The applicant must submit truck turning templates in order to justify the proposed dimensions of the driveways along McBride Avenue. The applicant has proposed to shift two seconds of “green” signal time from McBride to Lackawanna in order to address an existing

condition. The applicant must coordinate with the Borough to reprogram the traffic signal. The applicant must submit copies of all required NJDEP permits. It is recommended that the applicant provide on-site detention basins to slow the discharge of stormwater into the Peckman River, as there are issues with flash flooding along this section of the river. The applicant must provide copies of any available architectural plans for this project. The site plan must note the existing NJTransit bus stop along Lackawanna Avenue opposite Hughes Place. It is recommended that the applicant locate one of the proposed “bench and trash receptacle” areas adjacent to the bus stop. Prior to the release of any Highway Opening & Use Permit bonds associated with this application, the applicant must provide as-built plans verifying that all required improvements have been constructed to plan. The applicant must provide the Corridor Enhancement Fee of \$25,532.00 payable to Passaic County.

Commissioner Edmond requested that the right-of-way vacation of River Boulevard not extend past the Master Plan right-of-way line of Lackawanna Avenue.

Scott Carlson, attorney for the applicant, and Joseph Staigar, traffic engineer for the applicant, requested that the Board reconsider the requirement for replacing the entire sidewalk along the site frontages. Rather, they believe the sidewalk tiles should be replaced as needed. County Engineer Pera informed the applicant that staff would need to inspect the sidewalk to verify if it met minimum width requirements.

Mr. Carlson addressed a Board concern about the Lackawanna driveway being reconfigured to intersect with Lackawanna Avenue at a 90 degree angle. He explained that the Borough of Woodland Park requested the applicant to restrict left turns out of the driveway, and the current design discourages left turns. The Board requested that the applicant provide turning tables for truck turning movements into the driveways. After further discussion, the Board agreed that the driveway should be physically restricted to prohibit left-out and right-in turns.

Mr. Carlson discussed the comment regarding on-site detention, stating that the applicant will be in contact with the NJDEP to discuss detention requirements.

Commissioner Martinique made a motion to **withhold approval** of the site plan application. Vice Chairman Diaz seconded that motion. The motion passed unanimously.

**SP-18-042 – Prop. Mixed Use Building – 449 E. 18<sup>th</sup> St, Paterson**

This is a previously withheld site plan application in which the applicant has proposed to construct a four-story mixed-use building. The building will have 2,263 sq. ft. of ground-floor retail on lot 19. A 24-space parking garage will be located on the ground floor on lots 20 and 21. The 2<sup>nd</sup> – 4<sup>th</sup> floors will contain 27 apartment units. There are two existing, one-story buildings on the site that are to be demolished. The site has frontage along both E. 18<sup>th</sup> Street and 10<sup>th</sup> Avenue and is located within Paterson’s Fourth Ward Redevelopment Area. The application was withheld by the Planning Board on December 5<sup>th</sup>, 2019 with 7 conditions.

The applicant will maintain an existing curb cut along E. 18<sup>th</sup> Street, which will be provide access to the aforementioned parking garage. Per the Board's request, egress at the driveway will be restricted to left-turns only. The plans show that there will be two (2) recessed doorways along E. 18<sup>th</sup> Street, allowing for outward swinging doors that do not encroach into the right-of-way. Regarding drainage, the plans show that roof drains will connect into three (3) on-site seepage pits. At the Board's request, the applicant has proposed to provide on-site stormwater ponding up to 6 inches. There are four (4) columnar hornbeam trees proposed to be planted along the frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide an open grate at grade level to facilitate the required on-site ponding. The plans must note the distance from the edge of the travel lane, where the parking lane begins, up to the proposed garage door, in order to verify that there is adequate distance to accommodate a vehicle waiting for the garage door to open without blocking traffic in the travel lane. The applicant must provide the Corridor Enhancement Fee of \$4,199.00 payable to Passaic County.

Commissioner Gervens made a motion to grant **conditional approval** to the site plan application. Commissioner Metzler seconded that motion. The motion passed unanimously.

#### **SP-19-045 – 620 Main Apartments – 620 Main Avenue**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate an existing two-story building at the corner of Main Avenue and Passaic Street and a three-story building along Passaic Street, adding six (6) apartments to the upper floors. The ground-floor retail is to remain. The site has frontage along Main Avenue in downtown Passaic. The application was withheld by the Planning Board on October 30<sup>th</sup>, 2019 with 8 conditions. The site has no driveway access. There is existing sidewalk and curbing, in good condition along the Main Avenue frontage of the site. The applicant has previously submitted an encroachment permit for the canopies and cellar door along Main Avenue. The applicant has now proposed the removal of the cellar door. At the Board's request, the applicant has proposed to install the fire escape on Passaic Street (a municipal street). All proposed and existing doors are to be recessed along the County right-of-way. The applicant has advised that all roof leaders connect to an internal storm drain which attaches to the municipal drainage system and does not run off into the County right-of-way. No landscaping has been proposed as part of this application. Per staff review of the revised plans, the only outstanding condition is receipt of a revised encroachment permit application accounting for the proposed removal of the cellar door.

Staff explained that the applicant has satisfied all conditions, pending approval of the encroachment permit application by the Board of Chosen Freeholders on January 28<sup>th</sup>.

Commissioner Gervens made a motion to grant **conditional approval** to the site plan application, pending Freeholder approval of the encroachment permit application. Commissioner Metzler seconded that motion. The motion passed unanimously.

**OLD BUSINESS – None.**

**NEW BUSINESS**

**Planning Board Reorganization**

A motion was made by Commissioner Simpson nominating Commissioner Diaz for Planning Board Chair for 2020. Commissioner Metzler seconded the motion. The motion passed unanimously.

A motion was made by Commissioner Diaz nominating Commissioner Redmon for Planning Board Vice Chair for 2020. Freeholder Duffy seconded the motion. The motion passed unanimously.

A motion was made by Commissioner Simpson nominating Planning Director Lysicatos as Planning Board Secretary for 2020. Commissioner Redmon seconded the motion. The motion passed unanimously.

**CORRESPONDENCE – None.**

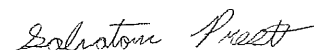
**RESOLUTIONS**

Staff introduced resolutions for applications that have been granted unconditional approval.

1. SP-18-060 – Proposed Bank of America – 1005 Paterson-Hamburg Turnpike, Wayne  
A motion was made by Commissioner Gervens to approve the resolution as written. Chair Diaz seconded the motion. The resolution passed unanimously.
2. SP-19-021 – 260 Main Apartments – 260-262 Main Street, Paterson  
A motion was made by Chair Diaz to approve the resolution as written. Vice Chair Redmon seconded the motion. The resolution passed unanimously.
3. SP-19-022 – U Metal – 219 Lafayette Street, Paterson  
A motion was made by Commissioner Gervens to approve the resolution as written. Chair Diaz seconded the motion. The resolution passed unanimously.
4. SP-19-025 – 202-206 Main Apartments – 202-206 Main Street, Paterson  
A motion was made by Chair Diaz to approve the resolution as written. Vice Chair Redmon seconded the motion. The resolution passed unanimously.

**ADJOURNMENT:** Commissioner Martinique made a motion to adjourn the meeting at 5:39 PM that was seconded by Commissioner Metzler. The motion passed unanimously.

Respectfully submitted,



Salvatore Presti for MICHAEL LYSICATOS



## County of Passaic

Department of Planning & Economic Development  
930 Riverview Drive, Suite 250  
Totowa, New Jersey 07512

[www.passaiccountynj.org](http://www.passaiccountynj.org)

Michael Lysicatos AICP, PP  
Director

PLANNING BOARD  
TEL (973) 569-4040  
FAX (973) 812-3450

January 17<sup>th</sup>, 2020

Woodland Park Board of Adjustment  
5 Brophy Lane  
Woodland Park, NJ 07424

Re: Site Plan Review – 80/46 Logistics Center; 1150 McBride Avenue, Woodland Park; Block 91, Lots 1-8; Block 91.01, Lot 1; Block 92, Lots 1-17; Block 92.01, Lot 1; Block 93, Lots 1-33; Block 93.01, Lot 1; Block 94, Lots 1-39; Block 94.01, Lot 1; Block 95, Lots 1-39; Block 95.01, Lot 1; Block 115, Lots 1, 2, 2.01, 3 & 4; Block 116, Lots 1-37; Block 117, Lots 17-24; Block 126, Lot 1 (Passaic County File Number SP-19-056)

Members of the Board,

The above referenced site plan dated November 5<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on January 16<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media.

Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The applicant must submit signed and sealed copies of the referenced survey prepared by MidAtlantic Engineering Partners dated October 17<sup>th</sup>, 2019.
2. The right-of-way width of Lackawanna Avenue must be noted along the frontage of the site. If the width varies, all variations must be noted in the correct location.
3. The applicant must provide copy of the necessary documentation for the proposed vacation of Linden Avenue and River Boulevard. The vacation of River Boulevard shall not extend past the Master Plan right-of-way line of Lackawanna Avenue. The Master Plan right-of-way is 66 feet, measured 33 feet from the centerline of the roadway.
4. The applicant must provide new curbing, per County detail (attached), and sidewalk along the site's frontages on McBride and Lackawanna Avenues. The applicant has stated that much of the sidewalk and curbing is in satisfactory condition. To verify this, the applicant must conduct an inspection of the sidewalk and curbing along both frontages and provide details on which portions are in satisfactory condition and which portions should be replaced.

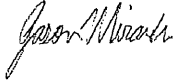
Passaic County Planning Board  
80/46 Logistics Center (SP-19-056)  
1150 McBride Avenue, Woodland Park  
Various Blocks and Lots

5. The applicant must provide raised driveway aprons, per County detail (attached), at all site driveways.
6. The applicant must provide double yellow centerlines, 25 feet in length, at all site driveways. All striping must be noted as thermoplastic.
7. The applicant must verify that the black dots shown along the property's frontage indicate proposed trash receptacles. The easternmost proposed "bench and trash receptacle area" must be relocated to be entirely outside of the County right-of-way. The applicant must provide confirmation that they bear responsibility for all proposed street furniture.
8. The proposed streetscaping must be in accordance with any applicable municipal streetscaping plans.
9. The Lackawanna Avenue driveway must be re-designed to physically prohibit both left-out and right-in turns. Appropriate signing must be provided to enforce the prohibition.
10. The applicant must submit truck turning templates in order to justify the proposed dimensions of the driveways along McBride Avenue and Lackawanna Avenue. Any driveways not proposed to be open to truck traffic shall be signed to prohibit use by trucks.
11. The applicant has proposed to shift two seconds of "green" signal time from McBride to Lackawanna in order to address an existing condition. The applicant must coordinate with the Borough to reprogram the traffic signal.
12. The applicant must submit copies of all required NJDEP permits.
13. It is recommended that the applicant provide on-site detention basins to slow the discharge of stormwater into the Peckman River, as there are issues with flash flooding along this section of the river.
14. The applicant must provide copies of any available architectural plans for this project.
15. The site plan must note the existing NJTransit bus stop along Lackawanna Avenue opposite Hughes Place. It is recommended that the applicant locate one of the proposed "bench and trash receptacle" areas adjacent to the bus stop.
16. Prior to the release of any Highway Opening & Use Permit bonds associated with this application, the applicant must provide as-built plans verifying that all required improvements have been constructed to plan.
17. The applicant must provide the Corridor Enhancement Fee of \$25,532.00 payable to Passaic County.

Passaic County Planning Board  
80/46 Logistics Center (SP-19-056)  
1150 McBride Avenue, Woodland Park  
Various Blocks and Lots

**Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Kearfott Corporation  
William J. Parkhill, II

Millstein Acquisitions, LLC  
Peggy Steinhauser  
File





# County of Passaic

Department of Planning & Economic Development  
930 Riverview Drive, Suite 250  
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Michael Lysicatos AICP, PP  
Director

PLANNING BOARD  
TEL (973) 569-4040  
FAX (973) 812-3450

January 16<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Proposed Mixed-Use Building; 449 E. 18<sup>th</sup> Street, Paterson; Block 3301, Lots 19, 20 & 21 (Passaic County File Number SP-18-042)

Members of the Board,

The above referenced site plan dated February 16<sup>th</sup>, 2018, revised as of December 31<sup>st</sup>, 2019, was reviewed by the Passaic County Planning Board on January 16<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media.

This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

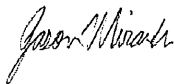
1. Sheet S-2 must be revised to indicate the proposed grading of the 1<sup>st</sup> floor of the parking garage. **Complete.**
2. The dimensions (diameter and depth) of the seepage pits must be noted on the plans. The calculations must include the required volume. The calculations must be re-done for a 1-hour storm with 2.4" per hour. The applicant must provide information on the failure mechanism of the drainage system, if the seepage pits were to back up to the roof leaders and gutters. The water cannot be directed towards E. 18<sup>th</sup> Street. **Complete.**
3. At the site driveway, left-out turns must be prohibited. The applicant must provide two "NO LEFT TURN" (R3-2) signs, one at the driveway and one across the street. The applicant must request in writing an ordinance from the City enacting the left-turn prohibition, as indicated on the site plan. **Complete.**
4. Provide the Corridor Enhancement Fee of \$4,199.00 payable to Passaic County. **Incomplete.**
5. The applicant must apply for an encroachment permit (see attached application form) for the proposed canopies within the E. 18<sup>th</sup> Street right-of-way. **Complete.**

Passaic County Planning Board  
Proposed Mixed-Use Building (SP-18-042)  
449 E. 18<sup>th</sup> Street, Paterson  
Block 3301, Lots 19, 20 & 21

6. The garage door and the dimensions of the parking lane must be indicated on the site plan. **The plans must note the distance from the edge of the travel lane, where the parking lane begins, up to the proposed garage door, in order to verify that there is adequate distance to accommodate a vehicle waiting for the garage door to open without blocking traffic in the travel lane.**
7. The applicant must provide a footing detail for the E. 18<sup>th</sup> Street frontage of the proposed building. The footings must be entirely located on the subject property, and any excavation that necessitates work within the right-of-way will require application for a permit. **Complete.**

**Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer      JCM Investors 1012, LLC      Matt Evans  
Alan J. Mariconda, Esq.      File



## County of Passaic

Department of Planning & Economic Development  
930 Riverview Drive, Suite 250  
Totowa, New Jersey 07512

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Michael Lysicatos AICP, PP  
*Director*

**PLANNING BOARD**

TEL (973) 569-4040  
FAX (973) 812-3450

January 17<sup>th</sup>, 2020

Passaic Planning Board  
330 Passaic Street  
Passaic, NJ 07055

Re: Site Plan Review – 620 Main Apartments; 620 Main Avenue, Passaic; Block 1131.A, Lot 30  
(Passaic County File Number SP-19-045)

Members of the Board,

The above referenced site plan dated April 30<sup>th</sup>, 2019, revised as of December 18<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on January 16<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

This site plan application has been granted **conditional approval**, pending Board of Chosen Freeholders approval of the submitted encroachment permit application.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Alan J. Mariconda, Esq.  
WJG Architects, LLC

620 Main Realty Corporation  
Todd Zwigard Architects  
File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-02 (SP-18-060)

WHEREAS, the applicant, Bank of America (“the Applicant”) submitted a site plan application for the property located on Block 2704.01, Lots 1 & 5 in the Township of Wayne, New Jersey, with an address of 1005 Hamburg Turnpike, Wayne, NJ 07470;

WHEREAS, the application was given a file number of SP-18-060;

WHEREAS, on July 11<sup>th</sup>, 2019, the site plan prepared by Stonefield Engineering & Design, LLC dated May 16<sup>th</sup>, 2018, revised as of July 2<sup>nd</sup>, 2019, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board granted the application approval subject to the following conditions:

1. The applicant was required to provide a topographical survey, signed and sealed by a licensed surveyor.
2. The applicant was required to note the right-of-way widths of Paterson-Hamburg Turnpike and Church Lane on the survey.
3. The applicant was required to provide sidewalk, at a minimum width of five (5) feet, along the entire frontage of the site.
4. The applicant was required to re-locate the Church Lane driveway from the northerly end of the frontage to the southern end of the proposed bank building. The applicant was required to design the driveway to allow vehicles to exit perpendicular to Church Lane.
5. The applicant was required to remove all parking spaces proposed within 20 feet of the right-of-way that would be adjacent to driveways.
6. The applicant was required to provide raised driveway aprons, with sidewalk, at both site driveways in accordance with County detail. Detectable warning surfaces were still required across both driveways.
7. The applicant was required to install a “ONE WAY” sign on the concrete median barrier, across from the proposed Paterson-Hamburg Turnpike driveway.
8. The applicant was required to provide a double-yellow centerline at the Church Lane driveway. All striping, at both driveways, was required to be noted as thermoplastic.
9. The applicant was required to indicate all pipes in the Paterson-Hamburg Turnpike right-of-way that are connected to catch basin D-105, which would be connected to the outlet control structure.
10. The applicant was required to connect the medical office building’s runoff into the on-site drainage system and not directly into the County system.
11. The applicant was required to submit a drainage analysis of the receiving capabilities of the County system, with the condition that the proposed flow into any County system could be no higher than what flows into that system presently. Upon receipt of the analysis, the applicant was required to reduce the diameter of the outlet pipe in the Paterson-Hamburg Turnpike drainage system from 15 inches to 12 inches.

12. The applicant was required to provide up to six (6) inches of on-site ponding in the parking lot before stormwater could flow over the weir.
13. The applicant was required to indicate the existing 15" pipe in Church Lane and correct the invert in the top view of the Outlet Control Structure Detail (344.75').
14. The applicant was required to redesign the outlet control structure, as the proposed slots and orifices would result in frequent clogging.
15. The applicant was required to provide the Corridor Enhancement Fee of \$8,802.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Stonefield Engineering & Design, LLC dated May 16<sup>th</sup>, 2018, revised as of November 7<sup>th</sup>, 2019, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, County staff deemed that all conditions of the Board's approval had been satisfied and issued a letter of unconditional approval to the Applicant and the Wayne Planning Board;

WHEREAS, the Applicant has proposed connections into the Paterson-Hamburg Turnpike and Church Lane drainage systems, which will require application for and the granting of a Storm Drain Connection Permit by the Board of Chosen Freeholders.

WHEREAS, the Applicant has proposed to construct a new curb cut and driveway along the Church Lane frontage of the site, which will require application for and the granting of a Right-of-Way Access Permit by the Board of Chosen Freeholders.

WHEREAS, the Applicant has proposed work within the County right-of-way, including the construction of sidewalk and curbing, the construction of driveway aprons, the installation of drainage infrastructure, and the installation of signing and striping, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

NOW, THEREFORE, BE IT RESOLVED that this site plan application is hereby approved subject to the Applicant's compliance with the final site plan dated May 16<sup>th</sup>, 2018, revised as of November 7<sup>th</sup>, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Wayne Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

Moved By:  
 Seconded By:  
 Aye:  
 Nay:  
 Abstained:  
 Absent:

\_\_\_\_\_  
 Kenneth Simpson, Chairman  
 Passaic County Planning Board

\_\_\_\_\_  
 Michael Lysicatos, Secretary  
 Passaic County Planning Board

Dated: \_\_\_\_\_

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-03 (SP-19-021)

WHEREAS, the applicant, 262 Main Realty Corporation (“the Applicant”) submitted a site plan application for the property located on Block 4704, Lot 11 in the City of Paterson, New Jersey, with an address of 260-262 Main Street, Paterson, NJ 07505;

WHEREAS, the application was given a file number of SP-19-021;

WHEREAS, on October 30<sup>th</sup>, 2019, the site plan prepared by WJG Architects, LLC dated February 25<sup>th</sup>, 2019, revised as of October 18<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board granted the application approval subject to the following conditions:

1. The applicant was required to submit plans showing Main and Market Streets, the right-of-way widths, and all existing right-of-way features.
2. The applicant was required to replace an existing cellar door along the Market Street frontage with a new door that complied with HS-20 code requirements.
3. The applicant was required to remove an additional cellar door along the Market Street frontage and patch the opening with reinforced concrete.
4. The applicant was required to obtain a structural report from a structural engineer, examining the vaults beneath Main and Market Streets. The report verified the adequacy of the existing vaults.
5. The applicant was required to apply for an encroachment permit to maintain existing canopies, cellar doors, and vaults within the County right-of-way.
6. The applicant was required to modify an existing door to swing inwards.
7. The applicant was required to provide the Corridor Enhancement Fee of \$3,189.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by WJG Architects dated February 25<sup>th</sup>, 2019, revised as of November 8<sup>th</sup>, 2019, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Applicant also submitted a “Hatch Fill-In” sheet prepared by Gasbarro Structural Engineering, PLLC dated November 19<sup>th</sup>, 2019 and a “Structural Investigation” report prepared by Gasbarro Structural Engineering, PLLC dated August 12<sup>th</sup>, 2019, revised as of November 21<sup>st</sup>, 2019.

WHEREAS, County staff deemed that all conditions of the Board's approval had been satisfied and issued a letter of unconditional approval to the Applicant and the Paterson Board of Adjustment;

WHEREAS, the Applicant has submitted the required Encroachment Permit application for the canopies, cellar door, and vaults within the County right-of-way, which will require approval by the Board of Chosen Freeholders.

WHEREAS, the Applicant has proposed work within the County right-of-way, including the replacement of an existing cellar door and the removal and filling in of an existing cellar door, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

NOW, THEREFORE, BE IT RESOLVED that this site plan application is hereby approved subject to the Applicant's compliance with the final site plan dated February 25<sup>th</sup>, 2019, revised as of November 8<sup>th</sup>, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Paterson Board of Adjustment. Any further revision of the site plan must be submitted for consideration by the Board.

Moved By:  
Seconded By:  
Aye:  
Nay:  
Abstained:  
Absent:

\_\_\_\_\_  
Kenneth Simpson, Chairman  
Passaic County Planning Board

\_\_\_\_\_  
Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: \_\_\_\_\_

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-04 (SP-19-022)

WHEREAS, the applicant, U Metal, LLC (“the Applicant”) submitted a site plan application for the property located on Block 2801, Lot 1 in the City of Paterson, New Jersey, with an address of 219 Lafayette Street, Paterson, NJ 07524;

WHEREAS, the application was given a file number of SP-19-022;

WHEREAS, on October 30<sup>th</sup>, 2019, the site plan prepared by Evans Architects, AIA dated October 26<sup>th</sup>, 2017, revised as of October 16<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board granted the application approval subject to the following conditions:

1. The applicant was required to submit a survey, signed and sealed by a licensed surveyor.
2. The applicant was required to provide justification for the continued existence of the Lafayette Avenue driveway, as there is frontage along Franklin Street to the north. The applicant was granted a waiver permitting the Lafayette Street driveway to remain open on the condition that the driveway be restricted to entrance-only and that the gate remain open during the hours of operation. The applicant was required to provide a two-faced “ONE WAY” sign and two “DO NOT ENTER” signs at the driveway. The applicant was also required to submit truck turning templates for the driveway.
3. The applicant was required to provide a raised driveway apron at the Lafayette Street driveway, in accordance with County detail.
4. The applicant was required to provide a trench drain (Campbell Foundry pattern 4526A or equivalent) at the Lafayette Street driveway, based on the submitted drainage calculations.
5. The applicant was required to provide shade trees along the Lafayette Street frontage of the site.
6. The applicant was required to provide the Corridor Enhancement Fee of \$3,080.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Evans Architects, AIA dated October 26<sup>th</sup>, 2017, revised as of December 3<sup>rd</sup>, 2019, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, County staff deemed that all conditions of the Board’s approval had been satisfied and issued a letter of unconditional approval to the Applicant and the Paterson Board of Adjustment;

WHEREAS, the Applicant has proposed work within the County right-of-way, including the construction of a raised driveway apron, the installation of a trench drain, and the planting of



shade trees, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

NOW, THEREFORE, BE IT RESOLVED that this site plan application is hereby approved subject to the Applicant's compliance with the final site plan dated October 26<sup>th</sup>, 2017, revised as of December 3<sup>rd</sup>, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Paterson Board of Adjustment. Any further revision of the site plan must be submitted for consideration by the Board.

Moved By:  
Seconded By:  
Aye:  
Nay:  
Abstained:  
Absent:

\_\_\_\_\_  
Kenneth Simpson, Chairman  
Passaic County Planning Board

\_\_\_\_\_  
Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: \_\_\_\_\_

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-05 (SP-19-025)

WHEREAS, the applicant, 202-206 Main Street Associates (“the Applicant”) submitted a site plan application for the property located on Block 4501, Lots 20 & 21 in the City of Paterson, New Jersey, with an address of 202-206 Main Street, Paterson, NJ 07505;

WHEREAS, the application was given a file number of SP-19-025;

WHEREAS, on October 30<sup>th</sup>, 2019, the site plan prepared by WJG Architects, LLC dated March 12<sup>th</sup>, 2019, revised as of October 18<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board granted the application approval subject to the following conditions:

1. The applicant was required to submit plans showing Main and Street, the right-of-way width, and all existing right-of-way features.
2. The applicant was required to provide two ADA-compliant curb ramps at the intersection of Main Street and Ellison Street. Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT “ADA Standards for Transportation Facilities”.
3. The applicant was required to obtain a structural report from a structural engineer, examining the vaults beneath Main Street. The report included recommendations for repairs to the vaults, which were required to be added to the plans. Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the improvements have all been completed per the Board’s requirements as indicated on the plans.
4. The applicant was required to apply for an encroachment permit to maintain existing canopies and vaults within the County right-of-way.
5. The applicant was required to provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by WJG Architects dated March 12<sup>th</sup>, 2019, revised as of November 8<sup>th</sup>, 2019, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Applicant also submitted a “Sidewalk Vault Details” sheet prepared by Gasbarro Structural Engineering, PLLC dated January 17<sup>th</sup>, 2019, revised as of November 8<sup>th</sup>, 2019, and a “Structural Investigation” report prepared by Gasbarro Structural Engineering, PLLC dated August 12<sup>th</sup>, 2019, revised as of November 21<sup>st</sup>, 2019.

WHEREAS, County staff deemed that all conditions of the Board's approval had been satisfied and issued a letter of unconditional approval to the Applicant and the Paterson Board of Adjustment;

WHEREAS, the Applicant has submitted the required Encroachment Permit application for the canopies and vaults within the County right-of-way, which will require approval by the Board of Chosen Freeholders.

WHEREAS, the Applicant has proposed work within the County right-of-way, including the installation of curb ramps, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

NOW, THEREFORE, BE IT RESOLVED that this site plan application is hereby approved subject to the Applicant's compliance with the final site plan dated March 12<sup>th</sup>, 2019, revised as of November 8<sup>th</sup>, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Paterson Board of Adjustment. Any further revision of the site plan must be submitted for consideration by the Board.

Moved By:  
Seconded By:  
Aye:  
Nay:  
Abstained:  
Absent:

\_\_\_\_\_  
Kenneth Simpson, Chairman  
Passaic County Planning Board

\_\_\_\_\_  
Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: \_\_\_\_\_